



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

District Attorney
Sheriff
Chief Administrative Officer
County Counsel
Director of Health Services
Director of Public Works
Director of Planning
Executive Director,
Community Development Commission

At its meeting held May 13, 2003, the Board took the following action:

110

The following item was called up for consideration:

Ordinance for adoption amending the County Code, Title 8 - Consumer Protection and Business Regulations, relating to abatement of illegal drug activity in rental housing.

Supervisor Knabe made the following statement:

“On April 8, 2003, I introduced a proposed ordinance patterned after Health and Safety Code Section 11571.1 which addresses the abatement of drug house activities. Since the introduction of the ordinance, my office has been contacted by several groups including the Apartment Association of Greater Los Angeles. These groups have expressed concerns about the proposed ordinance, including the provision which provides for criminal penalties against owners and the provision relating to owner notification. As a result, I requested that the adoption of the proposed ordinance be delayed so that these concerns could be addressed.

(Continued on Page 2)

“County Counsel reviewed the ordinance again in light of the issues raised by these groups. County Counsel determined the criminal penalties provided for in the proposed ordinance are duplicative of existing State law and can be eliminated. County Counsel has also provided revised owner notification language which ensures that notices of violations will be sent to the most current address available in the County’s property tax records.

“In addition, we have determined that one reason rental properties become criminal nuisances is that property owners may lack the skills necessary to effectively manage their properties. A property management training program for landlords in the unincorporated areas, which would incorporate instruction on the proper screening of applicants and crime prevention through environmental design, would be an effective tool to help combat drug related activities in rental properties in the unincorporated areas.”

Therefore, Supervisor Knabe made a motion that the Board, acting as the governing body of the Community Development Commission, take the following actions:

1. Introduce, waive reading and place on agenda for adoption the attached revised ordinance entitled, “An ordinance amending Title 8 - Consumer Protection and Business Regulations of the Los Angeles County Code relating to abatement of illegal drug activity in rental housing”; and
2. Instruct the Executive Director of the Community Development Commission, in coordination with the appropriate County departments, to investigate the development and associated costs of a landlord management training program that would include instruction regarding the proper screening of applicants as well as crime prevention through environmental design, and to report back to the Board within 60 days.

Supervisor Molina made a suggestion that Supervisor Knabe’s motion be amended to include the Neighborhood Watch Program in the landlord management training program. Supervisor Knabe accepted Supervisor Molina’s amendment.

(Continued on Page 3)

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Richard Robinson representing Community Outreach Program addressed the Board.

After discussion, Supervisor Knabe's motion, as amended by Supervisor Molina, seconded by Supervisor Antonovich, was unanimously carried.

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Attachment

Copies distributed:
Each Supervisor